

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 37 Patriot Boulevard, Clyde North, VIC 3978

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$788,000

&

\$858,000

Median sale price

Median price

\$735,000

Property Type

House

Suburb

Clyde North (3978)

Period - From

01/11/2022

to

31/10/2023

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
6 STONEMASON ROAD, CLYDE NORTH VIC 3978	\$802,500	28/10/2023
25 DARGLE WAY, CLYDE NORTH VIC 3978	\$820,000	05/09/2023
16 CHAGALL PARADE, CLYDE NORTH VIC 3978	\$815,000	22/08/2023

This Statement of Information was prepared on: 02/11/2023